

upscale year-round living. Housing densities and building heights are restricted in an effort to discourage the location of high-rise, bulk immovable structures along the immediate shoreline. As the name indicates, the Ocean Impact Residential Zoning District is a special sub-region with unique constraints associated primarily with its proximity to the Atlantic Ocean and public beaches.

! Commercial District Sub-Regions - These sub-regions include lands west of NC 12 to 300 feet west of U.S. 158. The majority of these lands lie between the two highways on the northern and southern borders of the Town. A residential buffer in the vicinity of the Wright Brothers National Memorial separates these commercial district sub-regions. The Commercial Zoning District represents the Town's "highest and best use" district, where a variety of compatible commercial and residential uses are permitted. Housing densities and maximum building height limitations are considerably more liberal in this zoning district, primarily to encourage bulk immovable structures to locate in a setting less vulnerable to the forces of the Atlantic Ocean. This sub-region is also designed to provide the base for two central accommodations and service districts that are emerging in Kill Devil Hills.

! Residential District Sub-Region - This sub-region is designed to provide a setting for single-family residential structures and low density multi-family development as a conditional use. Generally speaking, this land lies west of U.S. 158 and between the two highways in proximity to the Wright Brothers National Memorial. Most of this land has already been platted into a number of subdivisions that reflect a variety of minimum lot sizes. These subdivisions have evolved in conjunction with prescribed minimums